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Property Report by PropertyShark.com

Property Report for:

1032 W Reno Ave, Oklahoma City, OK 73160

## A. Overview

### A1. Your Notes

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No notes found.

### A2. Photos

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[Upload photos for this property](#)

[Google StreetView](#) [Microsoft Bird's Eye View](#)

### A3. Overview

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## Location

Property address	<b>1032 W Reno Ave</b>
	<b>Oklahoma City, OK 731602208</b>
Parcel ID	<b>R018481000</b>
Map number	<b>1616</b>
Parent parcel	<b>16160184820</b>
Lot	<b>000</b>
Block	<b>001</b>

## Legal Description

LOTS 1 THRU 6

## Neighborhood

Neighborhood	<b>Oklahoma City Arts District</b>
Subdivision	<b>Mccleans Addition</b>
Tax area	<b>200</b>
Section	<b>4</b>
Township	<b>11N</b>
Range	<b>3W</b>
Quarter	<b>NW</b>

## Last Sale

Sale date	<b>12/15/2010</b>
Sale price	<b>\$150,000</b>

## Owner

Full name	<b>Allergy Laboratories Inc</b>
Address	<b>1005 Sw 2 St</b>
City state zip	<b>Oklahoma City, OK 73109</b>

## Market Value and Taxes

Tax year	<b>2014</b>
Land value	<b>\$147,353</b>
Building value	<b>\$10,707</b>
Total market value	<b>\$158,060</b>
Property tax	<b>\$1,979.11</b>

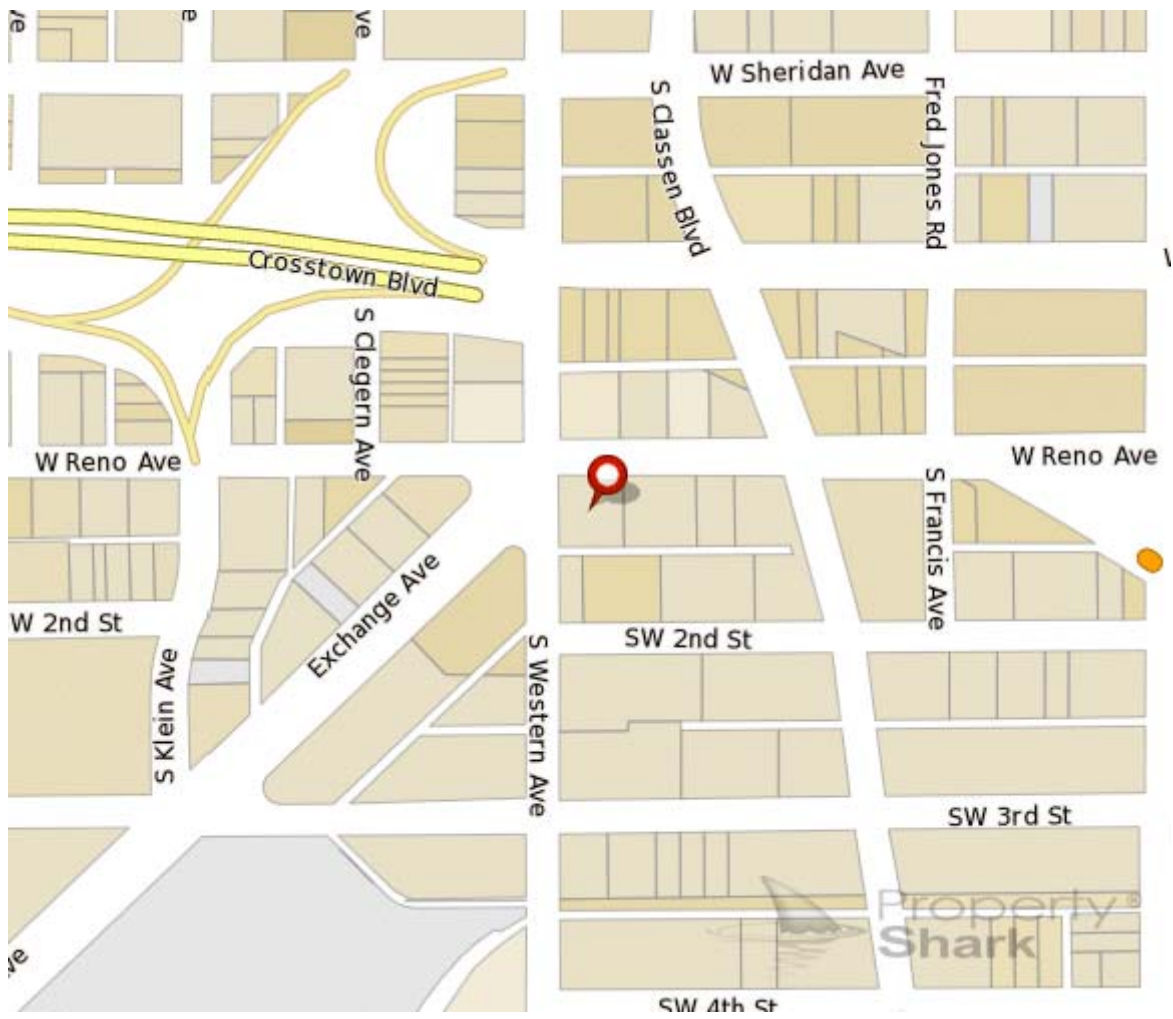
## Land

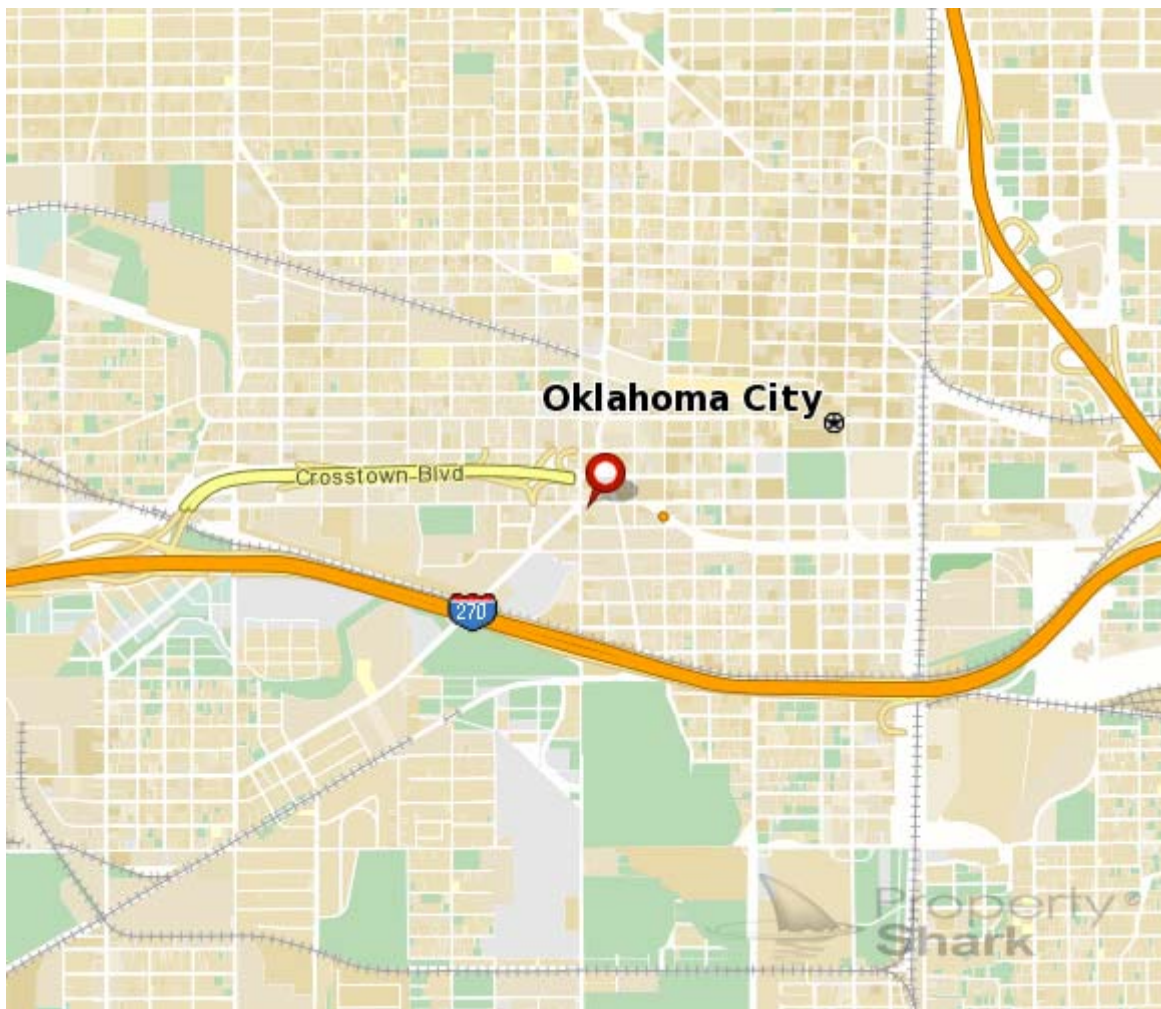
Property class	<b>Storage Yard (1609)</b>
Acreage	<b>.51</b>
Platted land	<b>Yes</b>

## Building

Year built	<b>1980</b>
Square footage	<b>1</b>
Stories	<b>1</b>
Units	<b>1</b>

## A4. Maps





[Link to Yahoo Maps](#)  
[Link to MapQuest Maps](#)  
[Link to Live Search Maps](#)

## A5. For Sale

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PropertyShark currently does not allow manual entry of Commercial For Sale listings in this area.

## B. Owners & Residents

### B1. Ownership

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### Current Owner



Allergy Laboratories Inc  
1005 Sw 2 St  
Oklahoma City, OK 73109  
4/12/2013  
[RESEARCH THIS ENTITY](#)

PropertyShark pulls ownership information from many different sources. This allows you to compare them and gives you the best chance of finding the actual owner.

### Assessment Roll



Allergy Laboratories Inc  
1005 Sw 2 St  
Oklahoma City, OK 73109  
7/31/2014  
[RESEARCH THIS ENTITY](#)

See more about [1032 W Reno Ave's](#) ownership.

### From Sales



Westernreno LLC  
12/15/2010  
[RESEARCH THIS ENTITY](#)

## C. Sales & Value

### C1. Sales History

Sale date	Sale price	Grantor	Grantee
12/15/2010	\$150,000	<a href="#">Armstrong Ronald Eugene</a>	<a href="#">Westernreno LLC</a>

### C2. Valuation Model

Our database has 0 properties that meet the following criteria:

- Sold within the last 18 months
- In the 73160 zip code
- Property class Storage Yard
- Sale price over \$25,000

### C3. Neighborhood Price History

We analyzed all sales of property class Storage Yard in the 73160 zip code since 1980. For each year we found the median sale price (half of sales were higher, half were lower) and the median size of the properties sold (half were bigger, half were smaller). We also computed the median price per square foot for this property class and the value of a median (1 sqft) property if it were to sell for the median price per square foot.

Year	# of Sales	Median Price	Median Sq. Ft.	Median \$ per Sq. Ft.	Value at Median \$ per Sq. Ft.
2012	1	\$135,000	1	\$135,000	\$135,000

2010	2	\$150,000	1	\$150,000	\$150,000
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D. Development & Use

D1. Land

Land		Land Attributes	
Property class	Storage Yard (1609)	Location vacant	Average (3)
Acreage	.51	Street	Curb Cut (2)
Platted land	Yes		Curb Cut (3)
			Major Intersection

D2. Building

General		Other Details	
Occupancy	Storage Yard	Units	1
Building description	Miscellaneous Imps CM	Class	None
Year built	1980	Adjustment year built	1980
Square footage	1	Quality	None
Stories	1	Condition	Minimum
Storyht	8		

Improvements

Type	Description	Square footage
Add On	Yard Paving Blacktop Avg	19,180
Add On	Fence Chain Link 6` <1000	175

E. Property Tax

E1. Property Tax

Section X of the [Oklahoma's State Constitution](#) represents the main legal document regarding taxation in the State of Oklahoma. Property taxes are determined at local levels, being used for schools, fire and police protection, and other public services and benefits.

Market Value

Oklahoma County Assessor determines the *market value* for all taxable real property in the county. Market value has been defined by The Supreme Court as the sale price of real estate as agreed upon between a willing buyer and willing seller, with neither being under duress to buy or sell.

Land value	\$147,353
Improvement value	+ \$10,707
<b>Market value</b>	<b>= \$158,060</b>

## Taxable Value

*Taxable value* results from the application of State Question 676, passed in 1996. This act amends Article 10 of the Oklahoma Constitution and adds [section 8B](#). In short, it limits the fair cash value of real property, for property tax purposes. The fair cash value would not increase by more than 5% in any taxable year.

Taxable value (capped)	= \$158,060
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## Gross Assessed Value

Oklahoma County Assessor is also responsible for establishing the assessed value of properties. *Assessed value* is calculated by multiplying taxable market value with assessment ratio, which, currently is: 11% - for real properties, and 13.75% - for farms. The assessment process takes place every year.

Gross assessed value	= \$17,385
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## Exemptions And Net Assessed Value

*Net assessed value* represents the gross assessed value less any tax exemptions that apply. Several [exemptions](#) are available in Oklahoma County, which may lower the property's tax bill.

We have no information about whether any exemptions currently apply to this property. Therefore, the net assessed value will be equal to the gross assessed value.

## Property Tax

*Property tax* is calculated by multiplying the property's net assessed value by the total [millage rates](#) applicable to it and is an estimate of what an owner **not** benefiting from any exemptions would pay. The rates are expressed as *millages* (i.e the actual rates multiplied by 1000). Actual taxes might differ from the figures displayed here due to various abatement and financial assistance programs.

Tax description	Assessed value	Millage rate	Tax amount
Oklahoma County	\$17,385	* 11.6500‰	= \$202.54
County Wide School Levy	\$17,385	* 4.1400‰	= \$71.97
County Health Department	\$17,385	* 2.5900‰	= \$45.03
Metropolitan Library Commission	\$17,385	* 5.2000‰	= \$90.40
Metro Tech Center #22	\$17,385	* 15.4500‰	= \$268.60
Oklahoma City	\$17,385	* 15.4500‰	= \$268.60
Oklahoma City #89	\$17,385	* 59.3600‰	= \$1,031.97
<b>Property tax</b>	<b>\$17,385</b>	<b>* 113.8400‰</b>	<b>= \$1,979.11</b>

For more information please visit the web pages of Oklahoma County's [Assessor](#), [Treasurer](#) or look up property's current [tax situation](#).

## E2. Assessment History

Year	Property class	Market value	Assessment value	Total tax rate	Property tax
2013	Storage Yard	\$160,707	\$17,386	115.7‰	\$2,011.56
2012	Miscellaneous Improvements CM	\$150,535	\$16,558	114.71‰	\$1,899.37

# F. Neighborhood

## F1. Neighbors

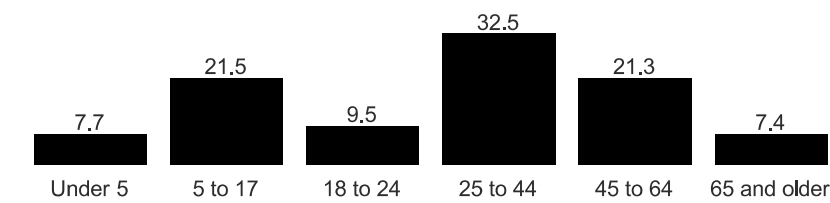
Address	Square footage	Sale date	Sale price
1014 W Reno Ave	7,000	12/15/2010	\$750,000
1004 W Reno Ave	1	8/4/2009	\$165,000
1100 W Reno Ave	2,080		\$0
1140 W Reno Ave	16,495		\$0
900 W Reno Ave	6,953		\$0
1208 W Reno Ave	3,200		\$0
1220 W Reno Ave	3,400		\$0
1300 W Reno Ave	0	7/30/2009	\$3,000,000
1310 W Reno Ave	18,000		\$0
726 W Reno Ave	324		\$0
720 W Reno Ave	10,790		\$0
708 W Reno Ave	5,900		\$0
704 W Reno Ave	5,000	3/6/2012	\$200,000
1430 W Reno Ave	1		\$0
626 W Reno Ave	4,420		\$0

## F2. Demographics By Zip Code

### Profile of Zip Code

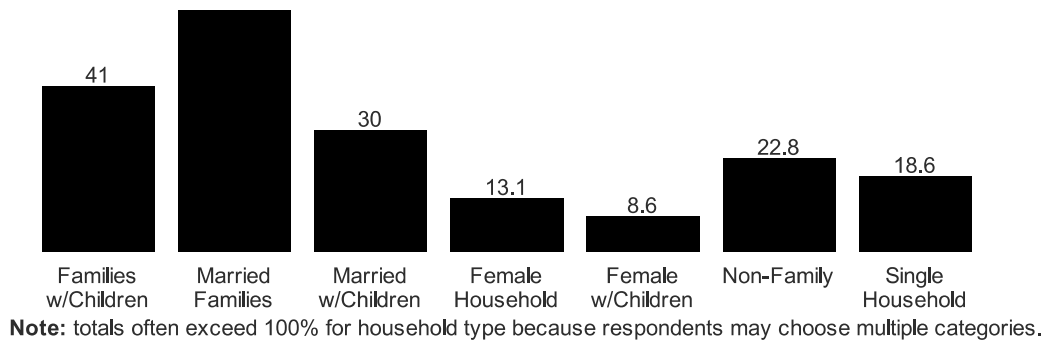
Pop 2000	40632
Female pop	20922 (51.5%)
Male pop	19710 (48.5%)
Households	15799 (93.3% occupied)
Home owners	10948 (69.3%)
Renters	3799 (24.0%)
Misc density pop	999.99
Misc density area	21.31
House average household	2.7

### Age Distribution



### Household Type





## Disclaimer

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